

BUILDING HAVING A BOOM :: REAL ESTATE CITY AND SUBURBAN.

Great Activity in All Parts of the District of Columbia.

Remarkable Growth of Eastern Section in Few Years.

Advantages Arising From Uniformity in Building Laws.

The real estate market in the week just past was only fairly active. There was less business than in the week preceding. At the same time, brokers are pretty content with the general outlook. They say that as a rule there is less doing in the line of "in the good old summer time" than at any other, and this, they declare, is especially true in the year of a Presidential election.

In the matter of investment in real estate, the large class of Government employees has always to be reckoned with. In the course of the year they buy and sell a good deal of this kind of property. Many of them are not only home-seekers, but put no inconsiderable portion of their savings in real estate, as an investment, which is alike safe and reasonably profitable. In the days when the motto "to the victor belongs the spoils" was in full force and practice, the Presidential year was ever a season of retirement from enterprises of this sort for this class of Washington's population, and although there is less apprehension of the headman since the beneficent dispensation of the civil service law, yet the possibility of a change of Administration makes Government employees a trifle timid, for they know that there have been instances of circumvention of the statute, and new chiefs have found a way to install their friends and dependents to the great detriment of the incumbents.

This condition, the real estate brokers aver, is a potent reason of the present flatness of the market. They say, however, that there is no cause for becoming discouraged, for the fundamental conditions are just as good as they can be, and they look for greater activity than ever after the excitement and uncertainty of the Presidential election are out of the way.

More Buildings Than Ever.

On the other hand, there is more building going on than ever, and in this field there is no prospect of cessation of activity for a long time. What with the many undertakings of the general and District governments, and the innumerable apartment houses and dwellings that are being erected in all parts of the city and in the suburbs as well, and others for which contracts have been or will be made, architects, builders, dealers in all kinds of building material and skilled and unskilled labor will experience no lack of employment.

Architect E. F. Myers has prepared plans for a three-story building at 123 and 125 Pennsylvania Avenue northwest, to be used as a laundry by E. B. Farren. It will have a front of 30 feet and be 100 feet deep. The front, as the picture elsewhere shows, is quite ornamental. It will be of a light brick with trimmings of Indiana limestone, and the lower part will be almost entirely taken up by two large plate glass windows. The front part of the first floor will be utilized for the office and the bundle room, while in the rear of these there will be a bathroom and washroom, and back of these the engine and boiler room. The entire second and third floors will be given up to the different needs of the business. Besides the main entrance, there will be two others, one of which will give access to the washroom and the other to the engine room. The cost of the building is going to be about \$30,000, and it is likely to prove an incentive to further improvements in that part of the Avenue.

Other Building Operations.

Henry Copperthite is going to build six two-story apartment houses in O Street, near Thirty-second, with gray and buff brick and stone fronts. Each flat is to contain five rooms and bath, and will be provided with front and back porches. There will be cellars and all modern conveniences, and heating by radiators. The cost of this improvement will be \$20,000.

T. A. Tschiffely is about to have built in M Street, near Twenty-first, a three-story apartment house, 25 by 106 feet in dimension. It will contain gray brick with limestone trimmings, and each flat will have a private porch. The cost of the building will be \$19,000.

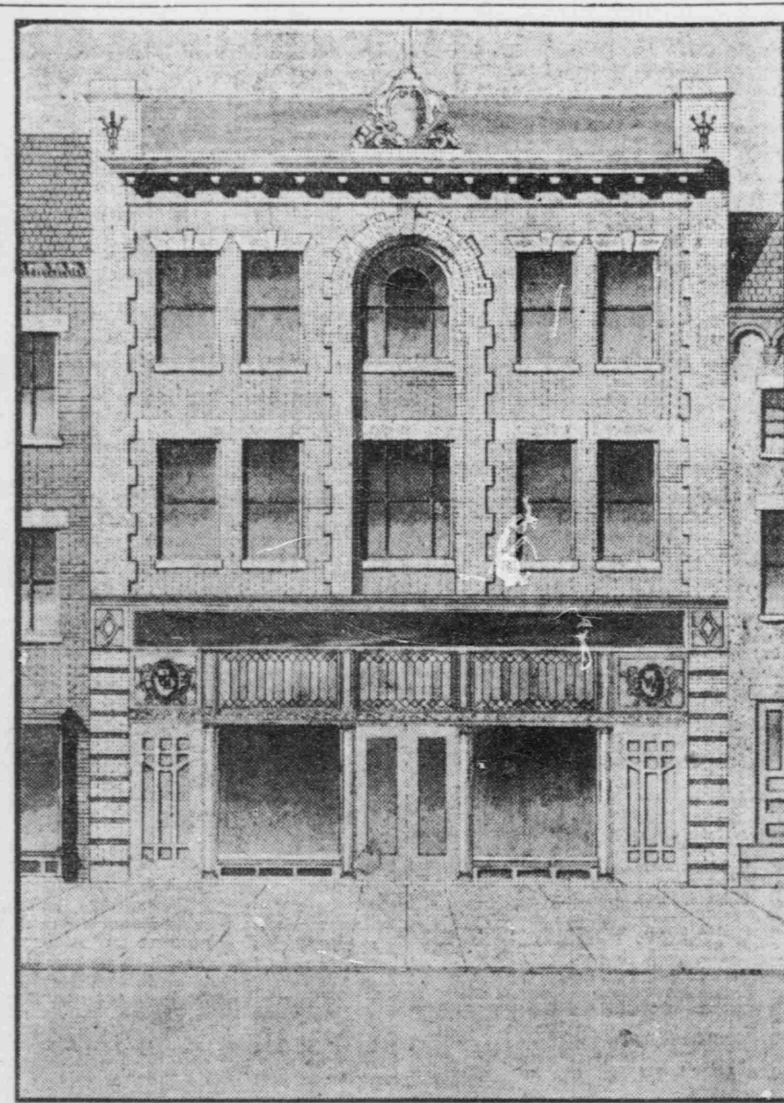
John Kolb, the confectioner, of 1508 Fourteenth Street, is about to make extensive alterations and improvements in his establishment. The building is to be extended fifty feet, and a modern bakery installed on the ground floor, while the second floor will contain a dining room, kitchen, bedrooms and two new baths. The cost of this improvement will be \$5,000.

Dwelling for Dr. Bliss.

Architect F. B. Pyle is preparing plans for a three-story dwelling for Dr. Charles L. Bliss, on the west side of Fourteenth Street, Columbia Heights, just south of the Episcopal Church property. The front will be of pressed brick with brownstone trimmings, and twenty feet in width, while the depth of the house will be sixty feet. There will be about fourteen rooms in the house, with two baths. The doctor's office will be on the first floor. A hot water heating plant will be installed and electricity will be used for lighting. The cost of the house will approximate \$15,000.

The Miller-Shoemaker Real Estate Company has sold to Henry S. Frisbie, three lots in "The Hills" subdivision.

A. E. Shoemaker is erecting a handsome dwelling in the subdivision known



Laundry Building for E. B. Farren, Planned by Architect B. F. Myers.

as "The Hills," being a part of the Shoemaker estate. The house will cost about \$4,000.

The Haverner Baking Company will make an addition, fifty feet long, to their establishment on C Street northwest. The contract for the building has been given to James L. Parsons, contractor, who is also engaged in erecting a building for the power plant for Corby Brothers' bakery on Brightwood Avenue, where he is also building a stable with accommodations for seventy horses.

H. C. Munheim intends to erect eight dwellings at 25 and U Streets, to cost \$45,000.

The permit for the new Y. M. C. A. building was issued yesterday from the office of the Inspector of Buildings. Excavations for the foundation have been going on for some time, and actual building operations will now be begun without delay. A description of the office has heretofore been given in The Times. When completed the Association will own property representing a value of about \$45,000.

Growth of the East.

"The rapid growth of the east and northeast sections of the District can really be appreciated only by those who have lived here long enough and have been closely identified with the movements of local real estate," said a well-known broker yesterday. "None others can speak intelligently or authoritatively of the great improvement that has taken place there since the early seventies. The dividing line between the western and eastern sections was then called—and most appropriately, too—Swampoodle because of its low, swampy, broken and unhealthy location and surroundings. St. Aloysius Church was about the first place in this region, and about the first place in the city, and was a great factor in changing its character, not only physically, but morally. It has long been built up and is now a most prosperous portion of the city."

"A little farther north in the new subdivision known as Bloomingdale, which I knew, but a few years ago, as simply rough and broken barren land, with only a shack here and there. When I returned to Washington after an absence of seven years I was surprised to find that streets laid out, and paved sidewalks, shade trees, water, sewers, and gas, and almost solidly built up with a good class of houses. No section of the city has sprung more rapidly into public favor. Go still a little farther to the north, and you come to that stupendous improvement, the situation plant, one of the most urgently needed, the whole list of municipal betterments, as it will give us pure drinking water, cause the periodical mud baths to become a memory of the past, and abate in a great measure that dreaded visitor, typhoid fever."

Catholic University Land.

"Now go directly east, and you will see the numerous buildings that have been erected during the past twenty years by the different Catholic orders. I remember well when the first tract of sixty acres was bought for the Catholic University for \$500 an acre. This was then considered a fabulous price for land in that section, but since the land over there has been selling at the rate of \$6,000 an acre. Brookland, just a little further east still, was subdivided but a few years ago, and has been a phenomenal success, and when several of the streets leading into that suburb have been bridged, so as to avoid the danger of grade crossings, and when the electric car service has been extended through the village to its eastern boundary—Queen's Chapel Road or Eighteenth Street, northeast—the pretty suburb will take on a new growth and double its present population. This extension of car service—Queen's Chapel Road will reach a section lying immediately east of the most beautiful in the District. It is a lovely stretch of land, gently rolling, with grand views in all directions, with a very rich soil without rock or stone or waste ground of any kind, and is an ideal location for one or several acre homes."

"Let us retrace our steps and not forget to say a word about that part of the city that lies in the immediate vicinity of Lincoln Park. Less than a quarter of a century ago it was a barren waste. There were no streets, no sidewalks, no houses, no shade trees, no anything. But there came a time when the country was looking for a site for the great world's fair. The belief was general that it was to be held in Washington, and the consensus of opinion was that

this particular section of the city would be chosen. I, as well as others were actively engaged selling real estate, and had no trouble in doing so and making good money. The great fair did not come, to be sure, but instead, there came something far better, and with more lasting beneficial results, and that was the upbuilding of that beautiful section, now one of the most desirable residence parts of the city."

Influence of Union Station.

"In counting up the notable changes that have come and are still coming to the eastern section of our city, I have purposely left mention of the most important of them all to the very last. The new Union Station, will, I verily believe, change the entire character of the eastern section, and will no less exert a material influence upon no inconsiderable portion of the section lying to the immediate west. Great improvements carry with them results and consequences that can rarely be foreseen even by the shrewdest and most far-seeing observers. Certainly I claim no prophetic gifts for myself, but I take no risk in predicting that in less than ten years there will arise in and about that Union Station some of the state-liest hotels and other buildings to be found in any part of the city."

Architectural Club.

At a meeting of the Washington Architectural Club officers were chosen as follows: President, C. L. Harding; vice president, P. C. Adams; secretary, Arthur M. Burt; treasurer, J. H. Blohm; board of directors, Percy Ash, J. J. Blasseger, Louis A. Simon. The traveling scholarship, value of \$250, money to be spent in travel and study in Europe, was awarded to H. Decum, a graduate of Cornell University Architecture School, and the second place to Fred V. Murphy. A special prize of \$100 was voted to Mr. Murphy by the club. Third place, to Milton Dana Morrill, and honorable mention to Eugene T. Parker.

The jury of the scholarship consisted of the following architects: Glenn Brown, Arthur Brown, E. Freer Champuly, Theo. W. Pletsch, and Percy Ash.

The prize membership to a student of the Columbian University architectural department was awarded to Charles R. Lombard.

The prize membership to a student in the Washington Atelier to W. G. Noil.

Sales by Moore & Hill.

Among the recent sales made in the office of Moore & Hill, real estate brokers, are the following: For John G. Campbell, to Mrs. Anna W. Holt, 1354 Yale Street, Columbia Heights, for \$3,250; for John G. Campbell, 1346 Yale Street, Columbia Heights, for \$3,250; to Ulysses S. Catlett, for John G. Campbell to William T. Harris, 1354 Yale Street, Columbia Heights, for \$3,250; for George S. Cooper, six of his two-story apartment buildings on Tennessee Avenue northeast, for \$19,500; for John G. Campbell, to Patrick H. Hannan, 1718 P Street northwest; for John G. Campbell, 1414 and 1418 Eleventh Street northwest, for \$4,500 each; for Mrs. Mary A. Clark, to Mrs. Imogene Moore, 1371 and 1373 Yale Avenue northeast; for Mrs. Josephine P. Hill, 1622 and 1624 Vermont Avenue northeast; for Cleveland Park Company, a number of houses and lots in Cleveland Park; for Howard Markward to Evan H. Tucker, 720 A Street northeast, for \$4,400; for O'Donnell estate, to Mrs. Anna Chambers, 1709 Thirteenth Street, for \$5,000; the Henry farm near Congress Heights; farm near Arlington, Va., to Mrs. Catherine Crompton; for Isadore Saks, to Mary L. Harris, 147 Tenth Street northwest, for \$2,500; William K. Cohen, to Mary E. Phillips, 200 Fifteenth Street northwest.

Uniform Building Laws.

The International Society of State and Municipal Building Commissioners was recently organized at Washington, says the Baltimore "Architects and Builders Journal," largely through the efforts of F. W. Fitzpatrick, of that city, who was chosen its secretary. One of the first acts of the new organization was to inaugurate a movement to secure uniform building laws. No argument is needed to establish the proposition that the absence of all semblance of uniformity in the building regulations of the different cities and States is a decidedly unfortunate condition.

In a large country like ours variations of climate and the character of the building material most available for use may prevent the establishment of absolutely uniform laws, and the greatly diverse

(Continued on Page Five, This Section.)

AN EXCEPTIONAL OPPORTUNITY

To Secure a Fine Home for the Unusually Low Price of

\$3,750

This house Cannot Be Duplicated Under \$4,500.

Terms: \$350 Cash; Balance \$20 Per Month. With Interest on all deferred payments at 5 per cent.

First floor—Parlor with large cabinet mantel and beveled plate glass mirror; reception hall; large dining room; pantry and large kitchen.

Second floor—Three good-sized bedrooms and tiled bath, with best of porcelain tub and porcelain wash-stand and nickel plumbing.

The first floor is finished in hardwood, and none of the wood work in these houses is painted, all hand-oiled.

Very large cellar, with high ceiling and fine furnace. Large rear yard to 20-

foot paved alley. Cement walks front and back.

If you are thinking of purchasing a house, come and look at this house at once. This house is decorated artistically.

Look at 1029 10th Street northeast, two squares from the H Street cars. This street is concreted and has granolithic sidewalk.

B. F. SAUL CO.

7th and L Streets N. W.

Phone No. 117

BUY A BEAUTIFUL HOME ...AT... RIVERDALE, MD.,

Washington's Most Attractive Suburb.

Riverdale, Md., is within a few minutes' ride of the center of Washington, either on the Riverdale, Berwyn, and Laurel trolley line, or the Baltimore and Ohio Railroad.

The location is especially attractive to home seekers, and offers every advantage of the country while being easily accessible to the city.

Lots Not Less Than \$100 to \$550
60x150 ft. at
ACRE LOTS, \$200 to \$350.

Any of these lots are within 5 minutes' walk of either trolley or railroad cars.

7 1/2 minute schedule on trolley line during business hours.

LOWEST TAXES of any suburb of Washington.

Over 40 properties sold during the month of May.

31 houses contracted for, many of which are in course of construction.

Houses built to suit your own ideas upon payment of small deposit and balance in payments not exceeding ordinary rent.

Concrete walks being laid in front of each lot.

Over 70 occupied homes in Riverdale, more than 50 of which are occupied by owners.

No better or healthier home section in or near Washington, and which are so convenient to business or schools.

PRESENT THIS AD TO OUR AGENT

At the Riverdale station any time Sunday and he will escort you over the property in a carriage. Cars leave 15th and G Streets at frequent intervals all day. If you can't go out Sunday make an appointment at our office and we will take you out to Riverdale at any time any day.

BARNARD & MARK,

Exclusive Agents, 1412 G St.

"The Oval Sign."

Phone Main 3634.

FOR SALE—HOUSES.

A MODEST HOME. CORRECTLY PRICED

On "D" st. n.e., near 12th st.; contains six rooms and bath; all modern improvements; latrine heat; two story pressed brick, bay window, rented at \$17.50; newly papered throughout, and in fine condition. Street cars pass the door.

PRICE, \$2,500.

GOOD RENTING PROPERTY

IN SOUTHWEST WASHINGTON

Ask particulars about five brick dwellings in the Southwest, renting at \$39.50 per month; white tenants occupy these properties; water and running closets in yard.

PRICE FOR ALL, \$4,500.

JAMES F. SHUE.

Phone East 896. 613 Louisiana ave. n.w.

11

FOR SALE—HOUSES.

FOR SALE—CORNER STORE AND DWELLING

located one square from D st. car line; Northeast; lot 29 feet front; good grocery trade established; rented at \$25 monthly. Price, \$1,350.

FOR SALE—Only \$2,900. One-half square from Massachusetts ave. n.e.; a pretty two story bay window brick; six rooms and bath; newly papered and painted; near cars and convenient to Library and Capitol.

FOR SALE—\$2,500. A nice little home, located on paved street Southeast; two story bay window brick; six rooms and bath; good condition; small cash payment and balance monthly.

FOR SALE—Investments: 4 bricks, renting \$38.30 mo. Price, \$2,500. 2 bricks, renting \$12.50 mo. Price, \$1,250.

WM. H. SAUNDERS & CO., 1407 F st. n.w.

1212-11

FOR SALE—In central Northwest, ten room bay window brick; lot 21 feet front; cellar; furnace; house in perfect order; rent, \$40.50; price, only \$6,100.

ATKINSON & BALLARD CO., Inc., Real Estate, Loans, and Insurance, 1411 G st. n.w.

1212-11

H. R. Howenstein Co., 1314 F Street.



Should Have a Home

The man whose wages are small, should not think a home is beyond his reach. On a small cash payment he can buy a cozy little house. It is the best investment he can make.

We Want to Talk to Homeless Men.

New Brick Cottages, Princeton and Dearborn Streets, BETWEEN 7th and 11th STREETS, COLUMBIA HEIGHTS.

\$3,350.

\$300 CASH. \$27.50 MONTHLY.

Including Interest and Principal.

SIX ROOMS. PORCELAIN BATH. FURNACE HEAT. LARGE PORCHES. SIDE WINDOWS.

YOUR RENT WILL PAY FOR YOUR HOME. SAMPLE HOUSE, 726 DEARBORN STREET. WE WILL RENT THEM FOR \$22.50.

ALWAYS OPEN. Pretty detached home, lot 20x125, 7 rooms, bath, cellar, attic, large porches, well located northwest.

\$4,000 In Bloomingdale, on lettered street between North Capitol and First, has 6 rooms and bath, large cellar, heated by furnace, south front. Terms to suit.

\$3,925 Beautiful suburban home, North Chevy Chase, lot 50x150, large lawn, beautiful hedge, small fruits, 5-room house, bath, water, and sewer system, large porches, cellar, and furnace.

\$3,800 On the Heights, cozy little bay window brick, well located, built on reception hall plan, first floor kitchen, 3 bedrooms, modern bath, good cellar, furnace.

\$3,750 Good corner, Third Street southeast, lot 46x95, 10-room brick house, large brick stable. This is a good buy.

\$3,500 Near Union Station, good 3-story brick, 8 rooms and bath, large lot. Rent, \$22.50.

\$3,300 Rented for \$30.00. An elegant two-family house, modern and complete. Makes both home and investment.

\$3,250 On wide Avenue northeast, 7-room and bath brick, large brick stable.

\$3,000 Just off East Capitol Street. A choice little home, 6 rooms, modern bath; very cheap at this price; choice location.

\$3,000 Linden, Md. Electric and steam cars. Six-room house, one-half acre ground, garden and fruit; this is a bargain; convenient terms.

\$2,000

H. R. HOWENSTEIN CO.,

'Phone M 799.

1314 F St. N.W.

It Costs You Nothing

To see this beautiful subdivision,

Lyon's Addition to CLARENDON

Our agents will furnish you with transportation south end Aqueduct Bridge.

20 New Homes Contracted.

High, Healthy, and Pleasant Stores, Schools, and Churches City Values at Country Prices

This property steadily advancing in value. Special car of home-seekers leaves at 3 p. m. Sunday; thereafter on the half hour.

Craig & Taggart

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Entrance 526 13th St.

FOR SALE—HOUSES.

FOR SALE—BLOOMINGDALE.

\$300 Cash and \$3 Per Month

For 70 U st. n.w. Reduced to \$4,500. It will pay you to see it. House open Sunday.

P. J. WALSH, 1236 New York ave. 11

FOR SALE—Handsome seven room bay window brick, N st. n.w.; rented, \$22.50; will sell \$1,000 less than cost. KARRICK & METCALF, 1233 G st. 1212-11

FOR SALE—GREAT BARGAINS—\$1,500 will buy a new house on Capitol Hill, near Capitol. Two stories; cellar; seven rooms; bath; furnace. FRONTS ALSO ON A PARK

FOR SALE—Near 2d and G sts. n.w. Pretty bay-window and bath. Reduced to \$3,500.

FOR SALE—Reduced to \$2,650—Must be sold; owner going West. Six rooms; pressed brick, with bath. Lot 20x100, alley. J. J. WALSH, 1236 New York ave. 11

STONE & FAIRFAX, 804-6 F st. n.w. 1210-11

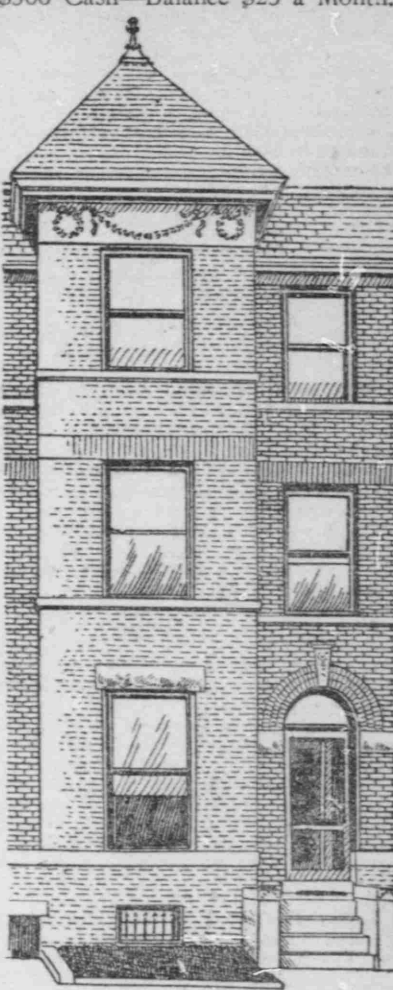
FOR SALE—\$3,600; absolute sacrifice to obtain cash; worth \$4,000; six rooms; all modern improvements; most central part Northwest. Can sell to colored purchaser; don't miss this opportunity. F. F. EVANS, 612 14th st. n.w. 1210-11

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FREIGHT PROPERTY IN SQ. 712. A very desirable business site suitable for storage or warehouse purposes. Railroad facilities now in this square. Parcel contains 5,000 square feet. On grade. Rear 10 feet wide alley. Larger sites in this and other localities for sale at reasonable prices.

JOSEPH I. WELLER, REALTY BROKER.

Tel. E. 553. No. 602 F St. N. W. 1212-11



Stone & Fairfax, 804-6 F Street N. W.

FOR SALE—13 per cent investment; two four-room bricks, Northwest; fine condition; colored tenants. Address H. R. D. LUCK, this office. 1210-11

FOR SALE—1910 19th st. n.w. Five-room frame; good condition. Large yard. 1210-11

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FOR SALE—NEW HOUSE—\$3,750—Only \$350 cash and \$20 per month.

Well located, Northeast, near H st. car line. Six rooms. Tiled bath. Cellar. Furnace. Large lot. Alley. 1210-11

MOORE & HILL (Inc.), 717 14th St. N.W. 1210-11

FOR SALE—HOW'S THIS?—\$5,000—REDUCED FROM \$7,100. Ten rooms; tiled bath. Four rooms on first floor. Large lot. Well rented. A BARGAIN. 1210-11

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